

Exhibit “A”

**Aging Report
(Detailed)**

Property : OXFORD VALLEY ROAD
401 ASSOCIATES **as of 01/02/2025**

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Due	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
CURR	09	VITAMIN SHOPPE INDUSTRIES INC	0.00	24,867.06	18,497.65		69.63	6,299.78

	CHARGE CODE	CHARGE DESCRIPTION	CHARGE DATE	
	C06	Monitoring Srvs-6.1-8.31.21	06/11/2021	43.83
	C06	Monitoring Srv 12.1.21-2.28.2	12/06/2021	97.50
	C06	Designed Alarm Inv 2/03/22	03/29/2022	166.50
	RCM	2020 CAM Recovery	03/31/2022	1,907.52
	C06	legacy group 06/27/22	08/16/2022	2,059.05
	C06	Designed alarm security 6/1/2	08/16/2022	97.50
	RCM	2021 CAM Adjustment	08/23/2023	16.13
	C15	Designed Alarm Sec 8/28/23	08/30/2023	97.50
	C06	2022 Designed Alarm Security	10/30/2023	292.50
	C06	2021 Designed Alarm Security	10/30/2023	292.50
	C06	2020 Designed Alarm Security	10/30/2023	195.00
	C06	2019 Designed Alarm Security	10/30/2023	390.00
	C06	2018 Designed Alarm Security	10/30/2023	930.00
	C15	Designed Alarm 11/29/23	12/01/2023	97.50
	RCM	2021 CAM rec ck#5725	12/12/2023	(1,923.65)
	C06	Designed Alarm 03/01/24	02/29/2024	97.50
	C06	Designed Alarm Sec 06.01.24	06/06/2024	97.53
	RCM	2023 CAM Recovery	07/17/2024	1,247.87
	C06	DAS 9/1/24 to 11/30/24	08/28/2024	97.50
	C21	Water 09/11/24 to 10/10/24	10/24/2024	69.63
	C06	Des Alarm Sec 12/01-02/28/25	12/03/2024	97.50
	C21	Water 11/08/24 to 12/11/24	12/20/2024	17.41
	CAM	Common Area Maintenance	01/01/2025	672.24
	RET	Real Estate Tax Escrow	01/01/2025	1,194.00
	RNT	Minimum Rent	01/01/2025	16,516.50

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PROPERTY TOTALS				0.00	24,867.06	18,497.65	0.00	69.63
CHARGE CODE	CHARGE DESCRIPTION	CHARGE TOTAL						
RNT	Minimum Rent	16,516.50			16,516.50			
RET	Real Estate Tax Escrow	1,194.00			1,194.00			
CAM	Common Area Maintenance	672.24			672.24			
C21	Chargeback - Water/Sewer	87.04			17.41			69.63
C15	Chargeback - GAS	195.00						195.00
RCM	Yearly CAM Recovery	1,247.87						1,247.87
C06	Chargeback - Misc Expenses	4,954.41			97.50			4,856.91